140.0	0002	0016.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,159,000	/	1,159,000
USE VALUE:	1,159,000	/	1,159,000
ASSESSED:	1,159,000	/	1,159,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36	-38	SCITUATE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FRATTO EDWARD J & MARY C
Owner 2:	TRS/36-38 SCITUATE ST TR
Owner 3:	
Street 1:	36 SCITUATE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .14 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1932, having primarily Clapboard Exterior and 3217 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6117.000	671,800	4,400	482,800	1,159,000
Total Card	0.140	671,800	4,400	482,800	1,159,000
Total Parcel	0.140	671,800	4,400	482,800	1,159,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 360.27 /Parcel: 360.27

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 140.0-0002-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	671,800	4400	6,117.	482,800	1,159,000		Year end	12/23/2021
2021	104	FV	599,800	5000	6,117.	482,800	1,087,600		Year End Roll	12/10/2020
2020	104	FV	599,800	5000	6,117.	482,800	1,087,600	1,087,600	Year End Roll	12/18/2019
2019	104	FV	440,500	5000	6,117.	452,600	898,100	898,100	Year End Roll	1/3/2019
2018	104	FV	440,500	5000	6,117.	374,200	819,700	819,700	Year End Roll	12/20/2017
2017	104	FV	413,100	5000	6,117.	344,000	762,100	762,100	Year End Roll	1/3/2017
2016	104	FV	413,100	5000	6,117.	313,800	731,900	731,900	Year End	1/4/2016
2015	104	FV	367,900	5000	6,117.	307,800	680,700	680,700	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10812

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FRATTO EDWARD/E	27586-568		8/19/1997	Family	99	No	No	F	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/19/2020	918	Dormers	140,000	O				
1/23/2013	99		4,331	C				
6/28/2012	822	Manual	2,000					SOLAR PANELS
4/17/2012	488	Re-Roof	5,500					
6/28/1999	404	Manual	4,000					REPLACE WOOD DECK

ACTIVITY INFORMATION

Date	Result	By	Name
7/29/2021	Permit Visit	PT	Paul T
5/8/2018	MEAS&NOTICE	BS	Barbara S
5/16/2013	Info Fm Prmt	EMK	Ellen K
2/2/2009	Measured	336	PATRIOT
10/26/2000	Hearing N/C	197	PATRIOT
11/23/1999	Mailer Sent		
11/17/1999	Measured	243	PATRIOT
3/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6117		Sq. Ft.	Site		0	80.	0.99	9									482,807						482,800	

Patriot Properties Inc.

User Acct	89898
GIS Ref	
GIS Ref	
Insp Date	05/08/18

!10812!

PRINT

Date	Time
12/30/21	11:23:53

LAST REV

Date	Time
08/02/21	09:57:47
apro	

USER DEFINED

Prior Id # 1:	89898
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Total AC/HA:	0.14043	Total SF/SM:	6117	Parcel LUC:	104	Two Family	Prime NB Desc	Brackett	Total:	482,807	Spl Credit		Total:	482,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1932	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G22	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	Yes	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	0.97639102
Const Adj.:	0.99980003
Adj $ / SQ:	175.715
Other Features:	112661
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	753140
Depreciation:	81339
Depreciated Total:	671801

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 9 | BRs: 5 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	1
1	4	2	1
Totals			
2	9	5	

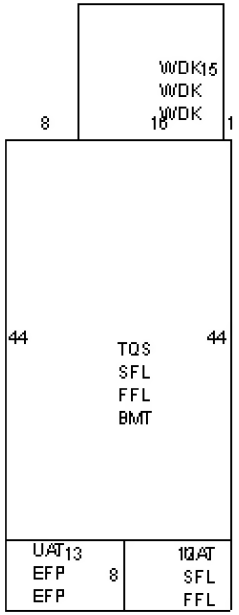
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	175.72
Special Features:	0	Val/Su Net:	126.87
Final Total:	671800	Val/Su SzAd	208.83

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,196	175.720	210,155
SFL	Second Floor	1,196	175.720	210,155
BMT	Basement	1,100	52.710	57,986
TQS	3/4 Story	825	175.720	144,965
WDK	Deck	720	7.390	5,319
EFP	Enclos Porch	208	40.310	8,384
UAT	Upper Attic	50	70.290	3,514
	Net Sketched Area:	5,295	Total:	640,478
Size Ad	3217	Gross Area	5720	FinArea 3217

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 140.0-0002-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	A	AV	1932	22.72	T	40	104			4,400			4,400

More: N | Total Yard Items: 4,400 | Total Special Featues: | Total: 4,400